

**Oasis Homeowner's Association**  
Board of Directors Meeting      January 21 2016  6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jake Ulrich, Sue Fogel and Claire Pavlus. Absent was Diane Peterutti.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:05 PM by Jake.

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the December 17 2015 meeting minutes, Sue seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the December 31<sup>st</sup> 2015 financials the total liabilities and capital amount is \$481,460.38 Year end profit was \$1370.52 Overall revenue to budget up is up 3% making December the best month of 2015 mostly due to homeowner prepayments for 2016. On the expense side association was over budget 14% or \$30K but this was due to planned expenses such as the pump house addition, fish restocking, monument sign enhancement, and palm tree skinning. Claire motions to approve the financials, Sue seconds, all approve.

**Open Discussion**

- There is no open discussion.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape report is accepted with no stipulations. Board asks Debbie to have Somerset add sand and/or dirt around palms in common area off Stephens next to lots 133 & 150. Alan has the go ahead to plan the next rake and rock project around the lake. Rock will be about \$28 per ton, approximately 143,000 sq. ft. will needed to be covered at about a 1 ½ “ depth which will amount to about 897 tons. However there are some areas that will need less rock so actual amount needed will be 600 tons. Cost to spread rock will be approximately \$22 per ton making the total \$50 per ton for rock and labor. Jake motions to completely finish the rake and rock projects throughout the community with a cap of \$35K in 2016. Claire seconds, Sue agrees, motion passes with Alan abstaining. Alan will try to schedule it in 3 parts, all for the spring or 2 in spring and 1 in the fall. He will also work on the canal area in February.

**Lake Report**

Oasis Lake Report was provided to the board via email.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations. Debbie has reached out to Liteguard for their opinion on the condition of the landscaping lighting following the removal of the holiday lights.

**Liaison Report**

- All of the lights in the lake fountains are working. Ed purchased some new bulbs and lenses. Ed will also see about adding some galvanized screens for protection.
- The chlorine in the waterfalls is really making a difference.
- All is well in the pump house. The Jackie's bay fountain may be restricted and gummed up. Board asks Ed to have the pump guy check the middle section of the main pump and get a quote for putting the intakes on a schedule for maintenance.
- Ed and Chuck reviewed the liaison contract and made some amendments. The board will review the changes. Debbie to email a copy of original contract and amended contract to the board.

- Chuck was able to purchase 6 sets of LED string lights with 100 bulbs for the garland, two 12 packs of balls, 6 sets of LED string lights with 50 bulbs for a cost of \$66. He was unable to find any quality wreaths so he will work on refurbishing the existing ones.
- The insurance funds have come in for the accident at the wall at Kenwood and McNair. Chuck explains to the board what he has learned about ordering the matching wall block. Claire motions to buy 2 pallets in the purple haze, one pallet of regular block and one of split face. Jake seconds, all approve. Extra block will be stored at the end of either the Taylor or Kachina cul de sac. At this time there was a discussion among board member about leaking the area open for a pass thru to the newly built retail area. At this time the board believes that it would be cost prohibitive to do this so they will proceed with rebuilding the damaged wall.

### **Architectural Report**

It is announced that 3 submittals was received since the last meeting.

### **New Business**

- The board reviews invoice # 32221 and invoice #32216 from Tree Doctors for work done in December. Both invoices are approved.
- The next community picnic will be on Sunday April 10<sup>th</sup>. Sue to get estimate on catering and will coordinate the picnic. Board estimates 125 attendees.
- Board reviews the bid obtained by Jake from AAA Landscaping. This bid is all inclusive and based on that cost for the year would be approximately \$135K whereas with Somerset the cost for all of 2015 was \$146,937. AAA also offers some online technology that would make the process of submitting work orders and checking for landscaping reports much easier. Board does want Debbie to get palm tree trimming bids for the next meeting from AAA, Harris, Tree Doctors and Tree Pros.

### **Old Business**

- **Tree Trimming** – Per the last meeting the board had requested that Harris and Sons match the tree by tree bid provided by Tree Doctors. After some discussion, they were unable to meet that request. Based on that, Jake motions to accept the bid from Tree Doctors, scheduling the Priority One trees as soon as possible and the Priority Two trees for February, Alan seconds. Diane and Claire vote yes, Sue votes no, motion passes. Debbie to contact Tree Doctors and find out the timeline.

**Next meeting:** The next meeting will be on February 18<sup>th</sup> 2016.

### **Adjournment**

Alan motions to adjourn, Sue seconds. The meeting adjourned at 8:29 PM

Respectfully Submitted,  
 Debbie Triboli  
 Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      February 18 2016    6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jake Ulrich and Sue Fogel. Absent was Claire Pavlus and Diane Peterutti.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:00 PM by Jake.

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the January 21 2016 meeting minutes, Alan seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the January 31<sup>st</sup> 2016 financials the total liabilities and capital amount is \$488,241.91. The month is good with income for January at \$27K. Expenses for January are normal. Tree trimming cost so far are at \$6,573, the cost for over seeding was double billed but has been corrected, and the cost for insurance coverage was more than budgeted. Jake to get new insurance quotes. Sue motions to approve the financials, Jake seconds, all approve.

**Open Discussion**

- Homeowner Brian Elliot is present to discuss having an opening in the wall along Kenwood for access to the new retail shops at Elliot and Shutterfly Way. Jake announces that the current opening caused by the accident will be closed for sure. There is a point just south of there that may work for a future opening as it is a 4 foot section with columns on either side. If this area is opened there will NOT be a gate added. There is discussion about polling the SE section of the community vs. polling the entire community. It is agreed that polling the entire community is needed with a simple YES/NO/I DON'T CARE choice using the website for polling. Brian is available if the board needs to have a door to door poll done.
- Kelvin Ong is present to discuss a separating wall at his mother's home that is in escrow. He explains the situation to the board and brings a picture of the area in question. He is requesting that the board issue a letter to the buyers stating that if something were to happen in the future, the HOA would repair the wall. Jake explains that they cannot write a letter for something that may or may not happen in the future. That the CC&Rs in section 12.1 speak to a shared responsibility, that Mr. Ong should offer the buyers a monetary compensation for any future wall damage and refer them to section 12.1 of the CC&Rs.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape report is accepted with no stipulations. Flowers were recently planted in the pots around the lake. The Board is aware that one of the pots is missing and chooses not to replace it at this time.

**Lake Report**

Oasis Lake Report was provided to the board via email. Board notes that this is the worst lake report they have received so far. They are glad they have the reports and that there is a tracking of the lake condition. Board asks Debbie to reach out to Rick and ask him what the plan is moving forward and if adding dye would help or hurt.

**Liteguard Report**

Board reviews the Liteguard report with no stipulations. Lighting is back to original state prior to Seasonal Solutions holiday lights. Debbie will contact Seasonal Solutions for the final invoice.

**Liaison Report**

- Tablets were added to the fountains and they were skimmed out.
- The pump house has been organized and cleaned out.
- Lights in the lake were changed out.

- The Jackie Bay fountain height has dropped so they shut it down for now. They are checking on the reason why.
- They are continuing regular monitoring on the pump and seal. Ed could not get ahold of Joe the Pump Guy but he is continuing to try.
- There is a mesquite tree along the Parkway that was planted by the owner years ago. Now it is overgrown and touching a street light (1861 Drake). Debbie to check the lot file for any correspondence on this issue.
- Chuck has done an inspection of the view fencing. He notes that there are 8 post caps missing, 16 places need to be cut out and replaced, 1 place needs a weld, and 2 places need new post and blocks. 75+ areas need sanding and touch up. He will follow up by emailing the board his bid, and the board will vote on the bid via email.
- Chuck to provide Debbie with a list of lots needing foliage on or thru view fencing violation.

### **Architectural Report**

It is announced that 4 submittals was received since the last meeting.

### **New Business**

- **Canal Weed Project** - The board receives the invoice from Alan for the canal weed cutting project. Original invoice is for \$1765. The board thinks this is an underbid. Sue makes motions to increase the invoice to \$2000. Jake seconds, Alan abstains from voting, and Diane phones into the meeting and votes yes, Claire is absent. Motion passes to increase the invoice.
- **Picnic** - The next community picnic will be on Sunday April 10<sup>th</sup>. Sue shares the catering estimate with the board. They approve of everything and give Sue the approval to continue with the coordination including arrangements for the bouncy house.
- **Palm Tree Trimming Bids** - Board reviews 4 bids for trimming the palms. Since there is some time before this needs to be scheduled. The board tables the issue until the next meeting when a full board will be in attendance.
- **Landscape Contract** – Board discusses the revised scope of work for landscape contract bids. They agree to make the revised version the final version and to have Debbie send it out to Somerset and to Caretaker. They already have a bid from AAA Landscaping. The date for the bids to be back will be March 10<sup>th</sup> in order to give the board a chance to review them at the March 17<sup>th</sup> meeting. The board will then make arrangements to meet with a representative from each landscaping company on site before making their final decision.
- **Block Wall Opening** – See open discussion above.

### **Old Business**

- There is no old business.

**Next meeting:** The next meeting will be on March 17<sup>th</sup> 2016.

### **Adjournment**

Sue motions to adjourn, Alan seconds. The meeting adjourned at 8:34 PM

Respectfully Submitted,  
 Debbie Tribioli  
 Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      March 17 2016    6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jake Ulrich, Diane Peterutti and Sue Fogel. Absent was Claire Pavlus.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:04 PM by Jake.

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the February 18 2016 meeting minutes, Diane seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the February 29<sup>th</sup> 2016 financials the total liabilities and capital amount is \$497,478.61. Community is ahead of budget on income but it will eventually balance out. Annuity interest payment has been applied. So far the profit for 2016 is at \$16,018. Sue motions to approve the financials, Diane seconds, all approve.

**Open Discussion**

- There are no homeowners present.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape report is accepted with no stipulations. Community looks good and Tree Doctors is doing their spring trimming this week. The rock and rock project is continuing and some of the emitters may have gotten pulled up, Debbie to ask Somerset to check on this. Debbie to ask Tree Doctors professional opinion on whether root pruning or tree removal would be recommended for the mesquite next to lot 285.

**Lake Report**

Board has not yet received the February 2016 lake report but did review the email sent by Rick regarding several issues including algaecide. Board would like Debbie to check with Rick on the following:

- a. Why does his email recommend adding fish when it was done in October of 2015?
- b. Was dye already added?
- c. When will the February report be available?
- d. Does he still suggest an algaecide?

**Liteguard Report**

Board reviews the Liteguard report with no stipulations.

**Liaison Report**

- Chuck noticed an area by Jackie's bay that looked like an irrigation leak. He showed it to Ed Hargis and it was determined to be just a low spot.
- With the warmer weather the chlorine tabs are lasting a shorter period of time.
- The fountain at Bob's bay seems to be spontaneously going on and off. The power is there and the contactor does kick on and off. Could be a buildup of sludge. Chuck will work on this.
- As a follow up to the fountain at Jackie's bay from last month, it had corrosion and build up in the intake pipes but has now been cleaned up and is working fine. Chuck showed pictures to the board. This may be the same thing that is happening with the Bob's bay fountain.
- When the water gets warmer, Ed and Chuck will schedule a diver to do a periodic check of the intake valve cover.
- Discussion about the aging irrigation system and the location of various valves and timers.

- The work on the view fencing paint and repairs has begun. Chuck says there are a few more places that he has noticed that he will do as well.
- Board asks Debbie to have the view fence paint color of Crushed Stone #6067 added to the paint color list. Jake will add it to the website info.
- Board asks Debbie to send a letter to lot 45 to remove the mesquite tree planted by them in a common area in 2008.
- Ed is working on the Arizona Department of Water Resources 2015 Annual Water Withdrawal and Use Report. He will get a copy to Debbie for the files.
- Alan is still working on finalizing the liaison contract for Ed and Chuck.

## **Architectural Report**

It is announced that 4 submittals was received since the last meeting.

## **New Business**

- **Insurance Quote** - The board had an increase in the premium for the year of insurance by nearly \$2K. Jake got a new quote from Farmers Insurance for \$5269 per year and this includes the D&O coverage. Alan motions to change insurance companies, Diane seconds, all approve. Jake to begin the process with the new company and once that is done he will notify Debbie so she can cancel old policy and arrange for a refund.
- **Lake Algaecide / Dye / Fish Bid** – The board reviews an email from Rick at Aquatic Consulting with some costs and suggestions. Board asks Debbie to get back with him regarding some additional questions before making a decision.

## **Old Business**

- **Picnic** - The next community picnic will be on Sunday April 10<sup>th</sup>. Sue is continuing to coordinate the picnic. Bouncy house has been ordered and so has the food. Debbie is keeping a tally of those that will be attending.
- **Palm Tree Trimming Bids** - Board reviews 4 bids for trimming the palms. Alan motions to approve the bid from AAA, providing they agree to do it for the price as outlined in their landscaping proposal. Jake seconds, all approve.
- **Landscape Contract** – Board discusses 3 proposals. They would like to Debbie to extend an invitation to Somerset to attend the next meeting on April 21<sup>st</sup> to discuss strategies moving forward and services outlined in their proposal that the board was previously unaware of.
- **Block Wall Opening** – Responses included 32 No, 19 Yes and 2 No preference.

**Next meeting:** The next meeting will be on April 21<sup>st</sup> 2016.

## **Adjournment**

Alan motions to adjourn, Jake seconds. The meeting adjourned at 8:12 PM

Respectfully Submitted,  
 Debbie Triboli  
 Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      April 21 2016    6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jake Ulrich, Diane Peterutti, Claire Pavlus and Sue Fogel.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:02 PM by Jake.

**Somerset Landscaping:** Somerset Landscaping employees are present to discuss their proposal with the board. The board has the proposal and Somerset confirms that they can GPS location the streets and irrigation valves within the community. Ed Hargis has been the onsite manager for the community for 16 years, Angel, who is the irrigation specialist, has been with the community for 19 years. The community has a complicated irrigation system because of the use of the lake water. Currently there is 1 part time crewman each month working on just flushing the valves. Other companies that don't have a dedicated irrigation specialist would charge about \$45-\$50 per hour coming to about \$2-3K per month, just in irrigation costs. Somerset gives no up charges to KMS customers on irrigation charges and supplies. It will not be a problem for Somerset to create a map for Oasis of the irrigation, the complexity comes in with the flushing, what needs to be flushed and at what time of year.

Jake explains to Somerset that he was the driving force behind the landscaping contract review. Board is not at all unhappy with the services of Somerset; just want to update the services to include GPS, tree trimming tracking, etc. It is the hope of the board that with an all-inclusive contract the board will free up some of their time from having to review bids for tree and palm trimming every year. Jake does acknowledge that Somerset has a proven track record with their community. Jake stresses the need for Somerset to be more proactive in their approach to the community. The board looks to have Somerset notify them of any needs in the landscaping, any planting proposals and irrigation problems. This will also help from a budgeting standpoint. Somerset will begin to work on a 5 year tree trimming schedule for Oasis. The board thanks Somerset and will discuss further in the closed session and notify them of their decision.

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the March 17 2016 meeting minutes, Alan seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the March 31<sup>st</sup> 2016 financials the total liabilities and capital amount is \$501,303.66. There are 2 big expenses yet to come – Spring tree trimming from Tree Doctors and the rake and rock project that was just completed – those will come out in the April financials. Sue motions to approve the financials, Alan seconds, all approve.

**Open Discussion**

- There are no homeowners present.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape report is accepted with no stipulations.

**Lake Report**

Board has received the March Lake Report via email. There has been improvement since the February Report.

**Liteguard Report**

Board reviews the Liteguard report and approves the two suggested repairs.

**Liaison Report**

- Ed is monitoring the lake water levels and coordinating the SRP water flow.
- Ed has completed the ADWR Annual Report of water usage and turned in a copy to Debbie for the files.

- Elliot water feature
  - One of the legs on the pump rusted out causing the pump to fall to one side rupturing the rubber boot. It has been repaired.
  - Last week Chuck had noticed that the feature was struggling in the generation of water. After examination, Chuck discovered that due to the windy days prior the screen had become clogged. He cleared it off of the debris.
  - A day or two later, Rick with Aquatic Consulting came by and turned the pump off to clean and when he went to turn it back on, it would not turn on. Cause could have been from the undue pressure on the cabling when the footing broke and torqued the pump. Chuck has taken the pump to the shop for a check.
  - While the pump is out for a check, Ed and Chuck will adjust the intake so that if a footing is lost again it will not torque the pump.
  - Chuck also discovered the wiring for the fountain was irregular and has made adjustments to correct it.
- Chuck notes that he spotted a homeowner emptying his pool water over the fence and directly into the common area along Anozira Parkway. This is not permitted and Jake will put the rules from the association as well as links to the City on the proper ways to empty a pool on the website.
- Chuck made some repairs to the damaged wall on the east side after some kids knocked down the top course.

### **Architectural Report**

It is announced that 1 submittal was received since the last meeting.

### **New Business**

- **There is no new business.**

### **Old Business**

- **Lake Algaecide / Dye / Fish Bid** – The board reviewed the responses from Rick on the questions they had last month. Board authorizes the payment for the lake water dye in the amount of \$250. They will reevaluate the addition of more fish in the fall.
- **Picnic** - The picnic was another success! Thank you to Sue for all of her hard work and coordination. The total came to \$1429.23 and the attendance was about 109 people. There is discussion about choosing a different type of food for next year.

**Next meeting:** The next meeting will be on April 21<sup>st</sup> 2016.

### **Adjournment**

Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:32 PM

Respectfully Submitted,  
 Debbie Tribioli  
 Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      May 19 2016    6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jake Ulrich, Diane Peterutti, Claire Pavlus and Sue Fogel.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:02 PM by Jake.

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the April 21 2016 meeting minutes, Alan seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the April 30th 2016 financials the total liabilities and capital amount is \$481,106.69. The 2 big expenses for Tree Doctors and the rake and rock project have been paid out of the April financials causing the association to show a loss of \$353.69 for the year. But overall the association is still in a good financial position and those expenses were not unexpected. Diane motions to approve the financials, Sue seconds, all approve.

**Open Discussion**

- There are no homeowners present.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape report is accepted with no stipulations.

**Lake Report**

Board has received the April Lake Report via email. There has been improvement since the February Report.

**Liteguard Report**

Board reviews the Liteguard report and accepts with no stipulations. Considering the new landscaping contract is all inclusive and will check lights and replace bulbs, there is no longer a need for the Liteguard services so the Board asks Debbie to notify Liteguard.

**Liaison Report**

- Chuck found another house along the canal that is using a pvc pipe to drain into the canal side.
- Chuck found a house along the canal that is dumping their lawn/tree clippings on the canal side.
- Ed and Chuck got SRP to open the canal flow from a 5" to a 12" run for the purpose of flushing out the line. It is the responsibility of SRP to do this annually and it made a big difference in the flow of water.
- The capacitors came loose on the Elliot pump and that was the cause for the pump to have shorted out as reported at the last meeting. The repair was covered under the warranty.
- The legs of the pump in the Elliot water feature were replaced with stainless steel to prevent future rusting. Other pump legs in the other features will also be replaced.
- After some discussion Board agrees that they should add a line item for pump replacement – 1 pump a year at \$4500.
- Chuck notes that Andy with Aquatic has been told not to turn off any pumps when cleaning.
- Chuck and Ed feel that the shaft of the pump should last through the summer. It would be best that we wait until the weather cools and we can afford the water being off for the duration. Board agrees and would like to see the vault cleaned, secured, sediment removed, new screen installed, new hinges and a possible "I" beam installed during this time.

## **Architectural Report**

It is announced that 3 submittals were received since the last meeting.

## **New Business**

- **Memorial Day Weekend** – Sue and Chuck will be putting flags out for the holiday.

## **Old Business**

- **Somerset Contract** – The board reviewed the new contract from Somerset and noted a couple of changes. Debbie to get it back to them for the revisions.
- **Tree next to lot 285** - The Board agrees to remove the tree next to lot 285. Debbie to take a photo and notify Somerset and the owner of the property of the Board's decision.

**Next meeting:** The next meeting will be on June 16 2016.

## **Adjournment**

Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:32 PM

Respectfully Submitted,  
Debbie Tribioli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting     June 16 2016  6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jake Ulrich, Claire Pavlus and Sue Fogel. Absent was Diane Peterutti.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:06 PM by Jake.

**Review and Approval of Previous Meeting Minutes**

Claire made a motion to approve the May 19 2016 meeting minutes, Jake seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the May 31st 2016 financials the total liabilities and capital amount is \$486,969.03. There were no major expenses paid for in May so costs are as expected. Sue motions to approve the financials, Claire seconds, all approve.

**Open Discussion**

- There are no homeowners present.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape report is accepted with no stipulations.

**Lake Report**

Board has received the May Lake Report via email. There continues to be improvement.

**Liaison Report**

- Discussion about the lifting sidewalk behind 1860 Drake where the tree was removed by the homeowner. The Board views pictures and asks Chuck to place a barricade there.
- Board asks Debbie to send another letter to the homeowner about stump grinding.
- Discussion about a realtor sending out a newsletter with incorrect community information. Board has no obligation to correct this, as a homeowner if they want to reach out they can.
- The chlorine tabs are lasting about 3 weeks due to the heat so Chuck is putting them in more frequently.
- Chuck blew out the pump house of debris and cob webs.
- Chuck and Ed changed out two of the lights in the lake.
- Discussion about algae buildup in the lake on the fountains/lights. Cuck with check with Ed on getting that taken care of.
- Board asks Debbie to check with Somerset on how the new portion of the contract concerning light inspections will work; for example how many times per month will they inspect, will we get reports, do they inspect in the day or night.

**Architectural Report**

It is announced that 2 submittals were received since the last meeting.

**New Business**

- There is no new business.

**Old Business**

- **Somerset Contract** – The board reviewed the new contract from Somerset and signed it.

**Next meeting:** The next meeting will be on July 17th 2016.

**Adjournment**

Alan motions to adjourn, Sue seconds. The meeting adjourned at 7:07 PM

Respectfully Submitted,  
Debbie Tribioli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      July 21 2016  6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Jake Ulrich, Claire Pavlus and Diane Peterutti. Absent was Sue Fogel.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:05 PM by Jake.

**Review and Approval of Previous Meeting Minutes**

Diane made a motion to approve the June 16 2016 meeting minutes, Claire seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the June 30th 2016 financials the total liabilities and capital amount is \$490,708.84. Delinquent collections were up this month. Expenses are under budget.

The cost of the May rake and rock project was paid in June. Debbie will prepare a draft budget for the board to review with a \$2 increase. Board would like the rake and rock project in the amount of \$7376 reclassified to the Reserve Expense rake and rock category and the two expenses for the picnic (\$765 on 4/14/16 and \$253 on 4/20/16) to be reclassified to community events. Claire motions to approve the financials, Diane seconds, all approve.

**Open Discussion**

- The owner of lot 295 is present and discusses with the board some of his plans for architectural changes. The board reviews the pictures and samples he has brought and asks him to submit them in writing for further review.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Landscape and lighting reports are accepted with no stipulations.

**Lake Report**

Board has received the June Lake Report via email. There continues to be improvement.

**Liaison Report**

- One of the aerators blew apart and needed replacement. The cost for new is \$800 each. Chuck and Ed were able to get some very slightly used ones from the lake management company at a cost of \$275 each. They have been installed and are working well.
- The sidewalk behind 1860 Drake is still a problem. Chuck is continuing to work with the City on getting it fixed. The barricade is still up.
- At Jackie's bay, 2 capacitors went out and were replaced. The fountain ran for 4 days and stopped. It turned out to be the motor. It is noted that motor had lasted 4 years.
- Both fountains at the McClintock entry went out due to breaker problems. The problem turned out to be a connection and was repaired. No pump or motor damage.
- Ed put new packing material in the main motor to get thru the remaining part of summer.
- Chlorine tabs are lasting about 1 week now due to the heat.
- Ed will be ordering another package of 6 bulbs for the lake fountains.
- Ed points out that there is a tree along Kenwood by the Shutterfly entrance that is dead. It can wait for the next tree project for removal and will not need to be replaced.
- A big thank you to Chuck and Sue for putting up the flags again this year!!

**Architectural Report**

It is announced that 4 submittals were received since the last meeting.

**New Business**

- There is no new business.

**Old Business**

- There is no old business.

**Next meeting:** The next meeting will be on August 18th 2016.

**Adjournment**

Alan motions to adjourn, Diane seconds. The meeting adjourned at 7:17 PM

Respectfully Submitted,  
Debbie Triboli  
Community Manager

## Oasis Homeowner's Association

Board of Directors Meeting      August 18 2016  6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala (arrived 6:25pm), Sue Fogel, Claire Pavlus and Diane Peterutti. Absent was Jake Ulrich.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:06 PM by Sue.

### **Review and Approval of Previous Meeting Minutes**

Claire made a motion to approve the July 21 2016 meeting minutes, Diane seconds, approved unanimously.

### **Financial Review**

Alan reviewed the financials and read the balance sheet. Per the July 31st 2016 financials the total liabilities and capital amount is \$492,731.65. Income is as expected and there are no expenses that are out of the ordinary. Rake and rock project cost was reclassified. Board would like to know why there are two line items for Lake Maintenance – one under Operating Expenses and one under Utilities. Debbie to check on this and let the board know. Claire motions to approve the financials, Sue seconds, all approve.

### **Open Discussion**

- The board discusses the two email requests sent in for neighborhood library program. The board feels it is cost prohibitive to build and host this type of program.
- The board discusses the City offered Grant Program. Claire would like to see this done in a three stage plan starting with more eye catching items, then moving to items like rock and more plants/trees. Claire will ask for volunteers at the annual meeting for a Grant Committee.
- Sue would like to see board members get together to decorate the wreaths for the holiday decorations.

### **Crime Status**

Crime report was accepted with no stipulations.

### **Landscaping Report**

There is no landscaping report available by meeting time.

### **Lake Report**

Board has received the July Lake Report via email.

### **Liaison Report**

- Ed is glad he has access to the gate for the lake water. He checks it often as it tends to clog.
- The dead pine tree on Kenwood was removed. There were a lot of bore holes. Ed suggest that the Somerset Arborist remove all dead limbs in the pine trees. Additionally Ed had said that once that pine was removed it didn't need replacement but it does need a tree there.
- Ed reports that there is a sumac at Chilton and Anozira Parkway that looks bad and may need to be removed.
- The packing that Ed did to the main pump is still holding.
- Due to the heat the algae on the side of the fountains is growing quicker. Chuck is aware and adding more chlorine. The tabs are lasting about 7 to 10 days.
- Ed will pick up another bucket of chlorine tabs at Costco.
- The seal on the light at Jackie's Bay was cracked. Cost to replace the seal was \$50 but Chuck was able to seal it with some silicone.
- Chuck is continuing to follow up with the City on the sidewalk. Debbie will get the name and number of City contact for the sidewalk and share the info with the board.
- The north McClintock water feature pressure was down. Pump is leaning towards the back wall. They have put in a brick to stabilize it. They will be looking at other options including some ironwood to

saddle it.

- Ezbaldo of the landscaping crew lost his key to the pet waste stations. Chuck made him an extra set and there is also one with Debbie and one in the pump house.

### **Architectural Report**

It is announced that 3 submittals were received since the last meeting.

### **New Business**

- Board has the 2017 draft budget for review and revision.

### **Old Business**

- There is no old business.

**Next meeting:** The next meeting will be the annual meeting on September 15, 2016.

### **Adjournment**

Alan motions to adjourn, Diane seconds. The meeting adjourned at 6:55 PM

Respectfully Submitted,  
Debbie Triboli  
Community Manager

## Oasis Homeowner's Association

Board of Directors Meeting      October 20 2016 6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Sue Fogel, Jake Ulrich and Diane Peterutti. Absent was Claire Pavlus.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:00 PM by Jake.

### **Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the August 18 2016 meeting minutes, Alan seconds, approved unanimously.

### **Financial Review**

Alan reviewed the financials and read the balance sheet. Per the August 31<sup>st</sup> and September 30<sup>th</sup> 2016 financials the total liabilities and capital amount at the end of September is \$499,000.03. September revenue is ahead of budget, Maintenance and Utilities are below budget, Admin costs are above. Year to date profit is \$17,539.65 but expenses are still continuing to come in. Alan predicts the year to end even or with a very slight profit. Sue motions to approve the financials, Diane seconds, all approve.

### **Open Discussion**

- Ms. Comstock is present to share a roof style and color with the board for approval. The board reviews the sample she brought as well as color pictures. Board approves her request.
- The Board is right now considering new roof selections on a case by case basis. The Board intends on getting some design assistance for roofs, reviewing it with the intent of approving the selections and those will then be published on the website. The Board hopes to achieve this by the November meeting.
- Ms. Odeh and Mr. and Mrs. Zyriek are neighbors on Todd and are present to discuss an architectural change. The Zyrieks are formally appealing an approved submittal from the Odehs. This submittal involves pavers the Odeh's intend to put in from the sidewalk to the RV gate. The Zyrieks give a presentation to the board with includes drawings, pictures and information from the City regarding water retention requirements. They have a concern about the Odeh's parking on the pavers in the future and the proximity to their home/view from their living room window. Ms. Odeh has pictures of other homes in the community that have a cement driveway to their RV gate and are permitted to park there. Jake talks directly to Ms. Odeh about seeking advice from the City on specifics on the water retention prior to installing the pavers. The Board has listened to both points of view and will seek advice from the attorney before responding to the appeal. Both homeowners will be notified in writing of the Board's decision.

### **Crime Status**

Crime report was accepted with no stipulations.

### **Landscape Report**

Board asks Debbie to check with Somerset regarding the timeline for the fall tree trimming. Also the Board would like to get a written report on the 5-10 year tree plan and rock replenishment for the community.

### **Lake Report**

Lake report was not yet available at the time of the meeting. It will be emailed to the Board.

### **Liaison Report**

- Ed checked the amp voltage on the motor for the fountain at Jackie's bay. He will continue to test and monitor it.
- The cost for the pump still stands at \$7K; this may not include the cost to have the diver clean out the basin. The plan is to replace this pump and clean out the basin between Thanksgiving and Christmas. Ed will keep the board posted on the turnaround time.
- Ed showed the Board the actual root that was removed from under the sidewalk along Anozira Parkway. In a side note the City ended up taking the barricades that belonged to the HOA. After Claire called them, they brought some back that were better than before and with lights!
- Ed asks Debbie to have the emitters turned on at the place where the pine was removed along Kenwood making it easier for Ed to hook up his truck and remove the stump.

- Ed notes that there are 2 sumac trees that are looking stressed along Shutterfly Way. Debbie to have Somerset check all irrigation along Shutterfly and Kenwood.
- Ed notes that there is one dead honey locust tree. Ed and Chuck will remove it.
- There continues to be a buildup of algae at Jackie's bay. Ed and Chuck will power wash the area.
- Chuck has shocked the waterfalls and continues to add chlorine.

### **Architectural Report**

It is announced that 5 submittals were received since the last meeting.

### **New Business**

- Board makes some additional revisions to the 2017 budget. Alan motions to approve the 2017 budgets with those changes, Jake seconds, all approve. Debbie to make the changes and get it to Jake for his signature.

### **Old Business**

- There is no old business.

**Next meeting:** The next meeting will be the annual meeting on November 17<sup>th</sup>, 2016.

### **Adjournment**

Sue motions to adjourn, Diane seconds. The meeting adjourned at 8:45 PM

Respectfully Submitted,  
Debbie Triboli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      November 17 2016  6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Sue Fogel and Claire Pavlus. Absent were Jake Ulrich and Diane Peterutti.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:03 PM by Sue.

**Review and Approval of Previous Meeting Minutes**

Alan made a motion to approve the October 20 2016 meeting minutes, Claire seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the October 31<sup>st</sup> 2016 financials the total liabilities and capital amount at the end of September is \$501,994.27. October revenue is under budget by approximately \$2900, but should catch up by the end of the year. Total expenses are under \$22K for the year; this is expected per the budget. Claire motions to approve the financials, Sue seconds, all approve.

**Open Discussion**

- There is no open discussion.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Board reviews with no stipulations. Claire does point out that the report notes the McClintock south monument water leak is getting worse. Chuck is present and makes a note.

**Lake Report**

Lake report was not yet available at the time of the meeting. It will be emailed to the Board.

**Liaison Report**

- Chuck says the chlorine tabs are lasting about 3 weeks now that the weather is changing.
- Chuck power washed the three fountains and the jets at Jackie's Bay.
- A hose bid has been installed need the jets at Jackie's Bay for easier power washing.
- The motor went out on the Jackie's Bay fountain and was replaced. Current motors are based using a high temp of 86 degrees, per the August Lake Report for July the lake water temp was more like 93 degrees. This is having an effect on the bearings and can cause the motor to shut itself down. In future the motors may need to be replaced with high temp motors which can withstand temps of 104 degrees.
- Bulbs in the fountains were replaced and/or cleaned. It is noted that the added aeration in the lake make be increasing the algae.
- Ed has opened up the water flow from SRP to full since they will be draining the canal and water may not be available for a month.
- The Board has approved a quote from Well Done Pump Systems to pull pump and take to shop for repair. Rebuild bowls, replace shaft and modify head to accept mechanical seal, make new screen, reinstall pump and start up. This will take about 7-10 days and begin on November 29<sup>th</sup>.
- Ed has removed the honey locust tree along Kenwood and will be removing the pine on Friday. There is still 1 more pine further north and a sumac.
- Chuck spoke with Esbaldo from the landscaping crew about adding more rock to the McClintock island and behind lot 316. Debbie will also follow up with Ed Hargis.
- Chuck notes that he found 2 of the landscaping lights at the water feature broken.

## **Architectural Report**

It is announced that 5 submittals were received since the last meeting.

## **New Business**

- **Paint Schemes** – The Board reviews and finalizes the new paint schemes for the community. Since there are some colors from the old list and some from the new list, Debbie will get with Dunn Edwards about creating a revised final list for posting on the website.
- **Roofing Schemes** – Debbie will send the paint color revisions to Eagle Roofing for a revised list of roofs. The Board will review this at the December meeting.
- **Well Done Pump Quotation** – Board approves the quote they received from Well Done for the irrigation pump at a cost of \$7055.08. Work will take 7-10 days and begin on November 29<sup>th</sup>.
- **Annuity** – The Board will table this issue until next month to verify interest rate amounts.

## **Old Business**

- There is no old business.

**Next meeting:** The next meeting will be on December 15<sup>th</sup>, 2016.

## **Adjournment**

Alan motions to adjourn, Claire seconds. The meeting adjourned at 7:22 PM

Respectfully Submitted,  
Debbie Triboli  
Community Manager

**Oasis Homeowner's Association**  
Board of Directors Meeting      December 15 2016 6:00 PM  
**OPEN SESSION MINUTES**

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**Board Members Present** Alan Heikkala, Sue Fogel, Jake Ulrich, Diane Peterutti and Claire Pavlus.

**Kinney Management Services Representative:** Debbie Tribioli

**Call to Order:** The meeting was called to order at 6:00 PM by Jake.

**Review and Approval of Previous Meeting Minutes**

Sue made a motion to approve the November 17 2016 meeting minutes, Alan seconds, approved unanimously.

**Financial Review**

Alan reviewed the financials and read the balance sheet. Per the November 30<sup>th</sup> 2016 financials the total liabilities and capital amount at the end of November is \$502,065.30. November revenue is under budget by approximately \$5010.00 year to date, but over budget month to day due to some prepay for 2017. Total expenses are under \$25K for the year, this is due to the double billing that was done on over seeding and has been corrected. Now over seeding is built in to the all-inclusive landscaping contract saving even more money. Sue motions to approve the financials, Claire seconds, all approve.

**Open Discussion**

- Lisa Zyriek is present to discuss with the board 1) the excessive number of Shutterfly deliveries and the drivers that incorrectly drive down Shutterfly Way. She is requesting that the board contact Matt at Wentworth Properties about the situation. She has also been reporting the situation to Tempe Code Enforcement. There is some further discussion with Lisa by the board regarding her expectations and the limits the board has with their abilities. Ultimately, Jake agrees to reach out to Wentworth about the concerns. 2) She has questions about expanding the architectural committee. The board will be addressing this later in the meeting. 3) She has questions about the violations and how the tours are conducted. Debbie explains that she visits the property often and looks for violations and that they are sent out with 14 days in between.

**Crime Status**

Crime report was accepted with no stipulations.

**Landscaping Report**

Board reviews with no stipulations. Board would still like to get an update on the trim schedule. Also the owner tree near the north fountain on McClintock needs to be trimmed back away from the fence.

**Lake Report**

Lake report was not yet available at the time of the meeting. It will be emailed to the Board.

**Liaison Report**

- The pump is in and working. It has a whole new design, new bearings made from ceramic and steel. It is working very well.
- Ed still needs to remove the Pine tree.
- Chuck replaced a timer for the holiday lights.

**Architectural Report**

It is announced that 3 submittals were received since the last meeting.

**New Business**

- **Roofing Schemes** – Board feels there may be too many roof tile selections. Diane and Claire to work together to narrow the selection to about 4 roof choices to go with the 16 newly approved paint colors.

- **Thank you!** – Alan gives a thank you to Sue, Chuck, Claire and Mark for their hard work in updating the community holiday wreaths.
- **Well Done Pump Quotation** – Debbie to contact Well Done Pumps for a final invoice.
- **Annuity** – The Board discusses the options provided by Sagicor vs. Great American. It is noted that so far in 2016 the community has earned \$3700 in interest, \$2700 of that came from the annuity account. After some discussion, Alan motions to take \$100K from the Alliance Reserve account and purchase an annuity from Great American in January 2017. Claire seconds, Jake abstains, all approve.
- **Architectural Committee** – Board agrees to expand the committee and will notify homeowners via the website. Additional duties of the new committee will be to update the guidelines and the submittal form. Committee will consist of up to 5, preferably always keeping an odd number of committee members with Sue Fogel as the Chairperson. Each member will need to commit to a 1 year term, renewing each year at the annual meeting. Committee will meet on an as needed basis either in person or via email.

#### **Old Business**

- There is no old business.

**Next meeting:** The next meeting will be on January 19 2017

#### **Adjournment**

Sue motions to adjourn, Diane seconds. The meeting adjourned at 7:51 PM

Respectfully Submitted,  
Debbie Triboli  
Community Manager